

MINUTES
CITY PLAN COMMISSION

City Plan Commission, Tuesday, February 14, 2012 at 4:00 P.M. in the Third Floor conference room at City Hall, 828 Center Avenue. Chairperson Mayor Bob Ryan presided.

Present: Mayor Ryan, Todd Wolf, John Van Der Male, Ald. Kevin Sampson, Don Cvetan and Jerry Jones

Excused: Ryan Sazama

Staff present: Steve Sokolowski and Kristin Reichart

Others: Darrell Nicholas, Craig Ostermann, Larry Hinkelman and John Moll

The meeting was called to order and the Pledge of Allegiance was recited.

Approval of minutes of January 24, 2012 meeting.

John Van Der Male moved, Jerry Jones seconded to approve the minutes of the January 24, 2012 meeting. The motion passed unanimously.

Conditional Use Permit application by Ryba Marine Construction Company – Terra Contracting to use the Wisconsin Naval Ship Association (WINSA) property at 824 S. 8th Street to construct a dewatering facility as part of the Sheboygan River Legacy Act Clean Up.

Darrell Nicholas, Larry Hinkelman and John Moll were present to discuss this matter.

The Sheboygan River Legacy Act Dredging Project plans to excavate 150,000 to 220,000 cubic yards of contaminated sediments from the Sheboygan River. Based on evaluations of the site conditions and potential alternatives and costs, GLNPO and the Wisconsin Department of Natural Resources (WDNR), in consultation with the City of Sheboygan, selected a remedy for the Sheboygan River site that includes dredging and offsite (landfill) disposal of the contaminated sediments.

The applicant stated the following about the project:

The WINSA Site consists of 1.5 acres that will be used as a shore-side support for staging of dredging and dewatering activities.

Dredging of the contaminated sediment requires construction of a dewatering/staging pad and temporary access roads for stockpiling, offloading, and transporting the dredged sediment.

The site will operate 7 days a week, 24 hours a day. The contractor will conduct as many operations as possible during daylight hours, however, loading and trucking operations can reasonably be expected 24 hours a day.

Site preparation will begin in spring 2012 after permits are issued and USEPA gives the contractor notice to proceed. After receiving notice to proceed and weather conditions permit, construction will commence with the installation of fencing and privacy screens and the site will be in continuous use until the project is completed in the fall of 2012.

The boat ramp at the corner of Maryland and 8th Street will be closed and the parking lot will be reserved for use of tenants of the WINSA building and construction workers.

Because of the 24 hour per day operation of the site, night time lighting will be needed.

With 24-hour per day operation, five to ten trucks will leave the WINSA site each hour. The trucks will follow routes approved by the City

After all sediment processing is complete, the processing and water treatment equipment will be removed from the site. The unloading area will be demolished then, and the sheetpiling extracted from the floodway. Following site cleanup, the site will be restored to a parking lot that complies with the City of Sheboygan ordinances and zoning regulations current at the time of conditional use permit approval.

The purpose of the Legacy Act dredging project is to address the following objectives:

1. Minimize risk to human health and the environment associated with remedial activities.
2. Support removal of beneficial use impairments within the Sheboygan River AOC.

Dredging and offsite disposal of contaminated sediment supports the removal of impairments to beneficial use within the Sheboygan River by removing sediment from the site and improving the habitat. Dredging and offsite disposal is beneficial in minimizing residual risk and the transport of contaminated sediment downstream.

Ald. Kevin Sampson moved, Don Cvetan seconded to approve the conditional use permit subject to the following conditions:

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, hazardous materials, health, etc.
2. Applicant shall obtain all necessary razing permits for all structures to be demolished.
3. Submittal/approval of a proposed storm drainage plan.
4. All fencing shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance (location and height of fencing approved as proposed on the site plan).
5. Trucking route plan shall be approved by the Dept. of Public Works and Police Department prior to start of construction.
6. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands.

7. Any work planned within City of Sheboygan Public right-of-ways, boat launch facilities, etc., shall be agreed upon by all parties through a negotiated Right of Entry Agreement.
8. Applicant shall obtain all necessary licenses/permits and/or meet all requirements from the Environmental Protection Agency (EPA), the Wisconsin Department of Natural Resources (DNR), the City of Sheboygan, etc. for the construction and operations of the proposed dewatering project.
9. Applicant shall obtain all necessary permits for the construction of all dewatering project structures as well as all necessary permits for the storage of hazardous chemicals (applicant shall be in contact with building inspection, fire department, etc.).
10. The applicant shall restore all private and public land/property with appropriate improvements, landscaping, etc. within 60 days after the applicant completes the dewatering project. Those improvements (parking, landscaping, lighting, etc.) will be constructed to present day City standards/requirements.
11. Prior to issuance of a building permit for construction of the dewatering facility, the applicant shall provide documentation that they have a lease agreement with WINSA.

The motion passed unanimously.

Conditional Use and variance application by RLO Sign, Inc. to install a new monument sign with an electronic message center at Central High School, 830 Virginia Avenue.

Craig Ostermann was present to discuss this matter.

RLO Sign, Inc. is proposing to install a new monument sign with an electronic message center at Central High School located at 830 Virginia Avenue. The School District is now requesting to install a new 30sf Central High School electronic message center monument sign that is to be located six (6) feet from the S. Water Street sidewalk adjacent to the school. The LED Message Center will advertise Central High School activities and events.

Jerry Jones moved, Don Cvetan seconded to approve the Conditional Use and Variance application with the following conditions:

1. Applicant shall obtain the necessary sign permits to install the sign.
2. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
3. Applicant shall meet Sections 15.804(a) and (c) of the City of Sheboygan Zoning Ordinance relating to signage and pedestrian/traffic safety and sign timing/cycles. No signs containing flashing, intermittent or moving sections or intermittent or flashing lights shall be permitted.
4. It is the applicant's responsibility to make sure the sign meets the minimum six (6) foot setback to the sidewalk (closet edge of sign to sidewalk).
5. If there are any amendments to the approved site/sign plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

The following variances were granted:

1. To locate a sign six (6) feet from the sidewalk – Minimum sign setback is 12 feet from the property line.
2. To install a 30sf monument sign – maximum permitted monument sign is 24sf for a school in the Urban Residential (UR-12) zone.

The motion passed unanimously.

Being no further business, John Van Der Male moved, Don Cvetan seconded to adjourn the meeting at 4:20 p.m. Motion carried.

Kristin Reichart
Recording Secretary